



MICHAEL HODGSON

estate agents & chartered surveyors



LANARK CLOSE, SUNDERLAND

£299,950

Nestled in a corner cul-de-sac position this outstanding 4 bedroom detached house is situated on Lanark Close on the sought after development of The Broadway boasting a superb location for the A19, local schools, amenities and Sunderland City Centre. The property benefits from gas central heating, double glazing and spacious yet versatile living accommodation briefly comprising of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Utility, Garden Room, WC, Study / Sitting Room and to the First Floor, Landing, 4 Bedrooms, Family Bathroom and an En Suite to Bedroom 1. Externally there is a front double width driveway leading to the detached double garage and front garden whilst to the rear is a lovely garden having a paved patio, lawn and decking area. Viewing of this lovely family home is highly recommended to fully appreciate the space, home and location on offer. We have been advised that the property is FREEHOLD.

Detached House

4 Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Bathroom & En Suite

Double Garage

EPC Rating:TBC



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Entrance Hall

The entrance hall has a Kamdean floor, stairs to first floor, radiator with cover, recess spot lighting, coving to ceiling

Living Room

19'3" x 11'8"

The living room has a double glazed window to the front elevation, two radiators, feature fireplace with electric fire, coving to ceiling, recess spot lighting

Dining Room

10'11" x 9'3"

Double radiator, coving to ceiling, recess spot lighting, double glazed french doors, leading to the rear yard

Kitchen / Breakfast Room

11'3" x 15'6"

The kitchen has a comprehensive range of floor and wall units, tiled splashback, stainless steel sink and drainer with mixer tap, range cooker with extractor over, glass display cabinet, Kamdean floor

Garden Room

7'6" x 8'4"

Two double glazed windows, double glazed french doors to the garden, Kamdean floor

Utility Room

8'2" x 6'4"

Plumbed for washer, kamdean floor, radiator, wall mounted gas boiler

WC

Suite comprising of a pedestal basin with tiled surround, radiator, low level WC, Kamdean floor

Sitting Room / Study

10'4" x 8'0"

A versatile room currently used as a sitting room, Double glazed window, radiator.

First Floor

Landing, loft access, airing cupboard

Bedroom 1

15'3" x 11'5"

Front facing, double glazed window, radiator, recessed fitted wardrobes

En Suite

White suite comprising low level WC, wash hand basin with mixer tap set on a vanity unit, chrome towel radiator, shower with tiled surround, double glazed window, recess spot lighting

Bedroom 2

13'11" x 11'8"

Front facing, double glazed window, radiator

Bedroom 3

11'8" x 9'3"

Rear facing, double glazed window, radiator, recessed fitted wardrobes

Bedroom 4

11'3" x 8'3"

Rear facing, double glazed window, radiator, range of fitted wardrobes

Bathroom

White suite comprising low level WC and wash hand basin with mixer tap set in a vanity unit, bath with electric shower over, Recess spot lighting, extractor, chrome towel radiator

External

Externally there is a front double width driveway leading to the detached double garage and front garden whilst to the rear is a lovely garden having a paved patio, lawn and decking area

Double Garage

Detached double garage

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M I C H A E L H O D G S O N

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